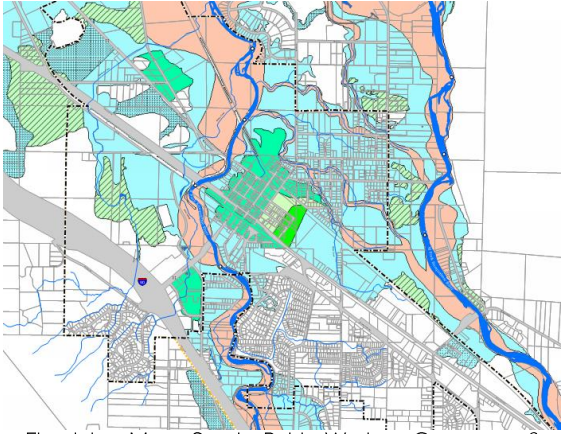




FALL/WINTER 2017

NORTH BEND FLOODPLAIN NEWS

NORTH BEND'S LOCAL FLOOD HAZARDS



Floodplain Map – See the Public Works or Community & Economic Development Department for more information

High water and flooding most commonly occur from October through April during periods of heavy rainfall or rapid snowmelt. A large number of structures in North Bend are within the 100-year floodplain of the Snoqualmie River. Residents should know their flood hazard and keep informed of changing river and stream conditions and make early preparations in case of major flooding. To determine if your home is in the floodplain, view King County's iMap at <http://gismaps.kingcounty.gov/iMap/> or call Public Works.

During winter, the Pacific Northwest occasionally experiences a heavy downpour of warm rain, referred to as the "Pineapple Express" because of its origins in the southern Pacific Ocean. The resulting runoff from melting snow and rain hits already saturated floodplains and leads to high flows and damaging flooding throughout the region. The most recent large flood event was in January 2009. Preparation is crucial to make sure you are ready for the next flood.

FLOOD SAFETY

If a flood does occur, certain safety measures should be taken to keep you and everyone else safe:

- ❖ Turn off electricity and gas
- ❖ Don't wade through moving floodwaters
- ❖ Stay clear of unstable stream banks
- ❖ Turn around, don't drown! Roads may be closed at any time. Do not drive where water covers the road. Parts of the road may be washed out.



FLOOD INSURANCE

Standard homeowners insurance does not cover flood damage. If your home is damaged by a flood, you will be financially responsible for the damage. Flood insurance is available for anyone who lives in North Bend whether or not the property is in the floodplain. Flood insurance is required for all properties located within the floodplain with a federally backed mortgage. Properties located outside of the floodplain can take advantage of a lower-cost Preferred Risk Policy. Flood insurance is also available to business owners and to renters to cover their contents. In North Bend, all flood insurance policies receive a 25% discount on the policy through the City's participation in the Community Rating System.

Within the 100-year floodplain there is a 26% chance of experiencing a flood during the life of a 30-year mortgage. For more information about what insurance coverage would be best for you, contact your local insurance agent or call the NFIP toll free number, 1-888-379-9531. **DON'T DELAY!** There is a 30-day waiting period before new policies take effect.

PROPERTY PROTECTION MEASURES

Certain measures can be taken to protect your property from flood damage such as retrofitting, grading a yard, correcting local drainage problems and emergency measures like moving furniture and sandbagging. Many projects like elevating buildings above flood levels, dry and wet flood proofing and protecting basements from sewer backup can be done now to protect you when a flood does occur. The City is available to make site visits to advise on property protection measures & make recommendations for your specific property. If you want to elevate your home, we can help you determine if you qualify for a grant, and provide help with the grant process. Call Public Works for more information.

NATURAL AND BENEFICIAL FLOODPLAIN FUNCTIONS

The floodplain is the area adjacent to rivers and streams that periodically floods. Floodplains provide a wide range of benefits to both human and natural systems. Areas such as the Meadowbrook and Tollgate Farm properties provide essential fish and wildlife habitat for species of birds and fish such as the bald eagle and rainbow trout. The floodplain also improves water quality, provides recreation and scenic areas, recharges the aquifer, and provides storage areas during floods. To reduce the risk of contamination to these areas, test your septic system and don't dump pollutants down the drain.

FLOOD WARNING SYSTEM

The purpose of the King County Flood Warning System is to warn agencies and residents of impending floodwaters so they can take proper defensive action and prepare themselves before serious flooding occurs. Depending on location and the extent of flooding, the warning usually provides between 2 and 24 hours lead-time.

The Flood Warning System for the Snoqualmie River Basin consists of four phases in increasing order of severity.

- ❖ **Phase I** - Sum of Snoqualmie Forks near North Bend is 6,000 cubic feet per second (cfs) and rapidly rising. Minor lowland flooding, no roads will be covered yet and access for emergency vehicles will not be impaired.
- ❖ **Phase II** - Sum of Snoqualmie Forks near North Bend is 12,000 cfs and continuing to rise. Moderate lowland flooding. Low-lying roads adjacent to the river may be overtopped and access may be limited.
- ❖ **Phase III** - Sum of Snoqualmie Forks near North Bend is 20,000 cfs and rising. Major flooding. Entire Snoqualmie Valley experiencing varying depths of flooding. Residents may be notified of potential evacuation.
- ❖ **Phase IV** - Sum of Snoqualmie Forks is 38,000 cfs or greater. Extreme flooding similar to the 2009 disaster.

King County sends out alerts through a Mobile App, emails or phone calls. Visit <http://www.kingcounty.gov/flood> to sign up, to see real-time river levels, and for more information on the warning system. Emergency information will also be provided to local radio and TV stations, and recorded river gauge readings are available by calling King County Flood Warning Center at (800) 945-9263 or (206) 296-8200.

DEVELOPMENT IN THE FLOODPLAIN

All development within the floodplain requires a floodplain development permit, including building, remodeling, grading, excavating, paving, filling and other activities. Always check with the Community and Economic Development (CED) department before you begin a project to determine if a permit is required. A permit is needed to ensure that structure are built compliant. If you see any illegal floodplain development, please report it to CED.



REQUIREMENTS

“Substantial improvement” is when the cost of any repair or alteration of a structure is valued at more than 50% of the assessed value of the structure. If a structure is being repaired, the structure's value is based on the pre-damage value. In North Bend, the cost of repair or alteration is the current project value combined with the cost of all projects over the prior 5-year period.

If a project is considered a substantial improvement, the structure must be brought into compliance with current floodplain regulations. For older structures, this may require elevation of the structure, floodproofing, installation of additional foundation vents, or modifications to the crawlspace.

DRAINAGE SYSTEM MAINTENANCE

Our storm drains help to quickly move water out of town. **Please help keep the entrance to the drains clear of debris. If your property is next to a drainage way or stream, do your part and keep them clear of brush and debris. Do not dump debris or throw anything into the ditch or waterway!** Every piece of trash can contribute to flooding. Even grass clippings and branches can accumulate and plug channels. The City has a maintenance program that inspects the channels regularly. Dumping in drainage ways or streams is prohibited by North Bend Municipal Code. Contact the Public Works Department if you see illegal dumping or debris within the channels.